3950 – 3970 E. BIJOU ST.

COLORADO SPRINGS, CO 80916

CORE COMMERCIAL BROKERAGE CO.

DPC COMPANIES
Fully Invested in the Future

EXCEPTIONAL OWNER-USER OPPORTUNITY*

Build Equity & Wealth Through Ownership
Great SBA Loan Candidate - Only 10% Down
10,000 - 20,000 SF Available For Occupancy

- NEW ROOF
- NEW HVAC
- NEW PARKING LOT
- NEW LANDSCAPING
- NEW LOADING DOORS
- NEW STOREFRONTS
- NEW OFFICE FINISHES
- NEW LED LIGHTING

Scan For Property Website

SALE: $5,500,000 (WELL BELOW REPLACEMENT COST)

LEASE: FROM $11.50 NNN

*CALL FOR DETAILS ON HOW YOU OR YOUR CLIENT CAN OWN THIS PROPERTY FOR THE EQUIVALENT OF **$7.50 NNN** LEASE RATE

DRIVE IN DOORS

NEW SPEC SUITE

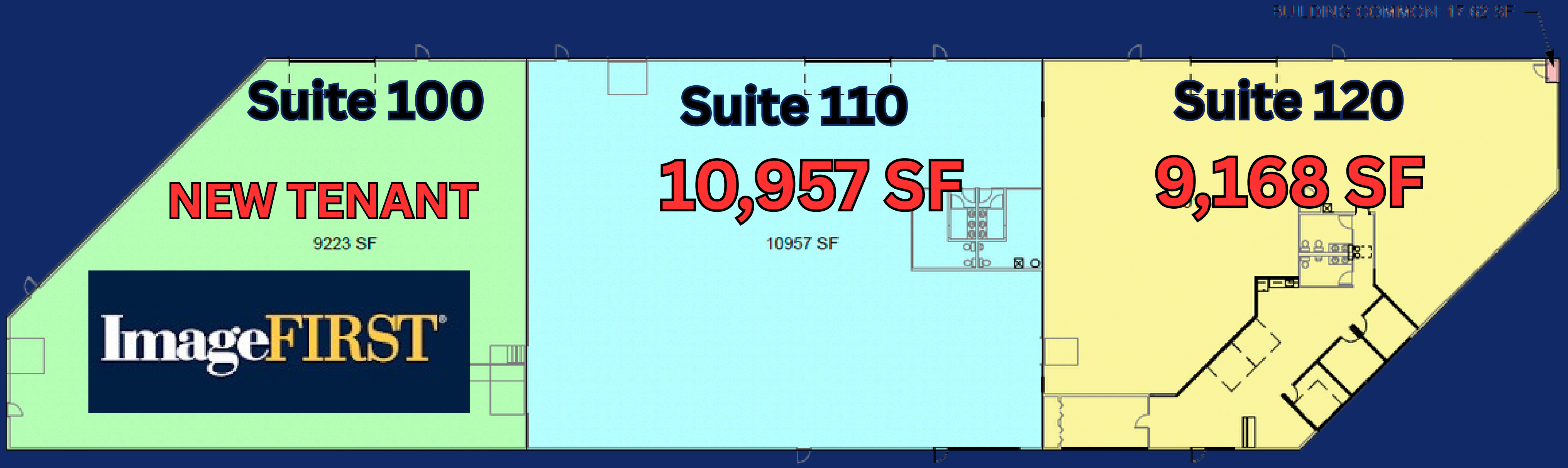
Space Available	± 9,168-20,125 SF
Site Size	3.3 Acres
Clear Height	16'
Loading	(3) 9'x9' Drive-ins
Power	3 Phase, 600 Amp
Parking	Shared
HVAC	100% Combo RTU's and Forced Gas Heaters
Zoning	MX-L P AO
Construction	Cinder Block/Concrete
Rent	From $11.50 NNN Year 1
NNN Expenses	2026 Estimated at $3.65/SF
For Sale	$5,500,000

N

SITE PLAN


Suite 100
9,223 SF
ImageFirst
Suite 110
10,957 SF
Avail Now
Suite 120
9,168 SF
Avail Now
ImageFIRST

FLOOR PLAN


BUILDING COMMON: 17.62 SF
Suite 100
NEW TENANT
9223 SF
ImageFIRST
Suite 110
10,957 SF
10957 SF
Suite 120
9,168 SF

3950 – 3970 E BIJOU STREET

COLORADO SPRINGS, CO 80916

~ DRIVE TIMES

COS Airport - 15 min.
Downtown COS- 12 min.
Fountain - 22 min.
Pueblo - 45 min.
Monument- 33 min.

DIA - 85 min.
I-70 - 80 min.
CO 470 - 60 min.
Castle Rock - 50 min.

FOR MORE INFORMATION, PLEASE CONTACT:

PARKER CURRY
Broker
719.337.1367
parker@COREcommbc.com

MIKE HELWEGE, SIOR
Principal Broker
719.661.6811
mike@COREcommbc.com

5825 MARK DABLING BLVD SUITE 110 COLORADO SPRINGS, CO 80919

OWNERSHIP COST ANALYSIS

Purchase Transaction with SBA 504 Financing	
Sale Price (28,838 SF)	5,500,000.00
Estimated Closing Costs	11,500.00
Total Project Cost	5,511,500.00
Down Payment (10.2%)	(564,900.00)
Total Financed (89.8%)	4,960,350.00
Monthly Debt Service	(33,949.00)
Ownership Cost Analysis	
Annual Debt Service (25 year amortization)	(407,388.00)
Annual Depriciation Expense	(135,897.44)
Years 1-5 Average Annual Interest Expense	(315,536.13)
Operating Expenses	(108,750.00)
Rental Income (9,000 SF tenant at $15.56/SF modified gross)	**140,000.00**
Average Net PreTax Expense	(420,183.57)
(Depreciation+Average Interest Expense+Operating Expenses-Rental Income)	
AVERAGE ANNUAL TAX SAVINGS (25% tax bracket)	**105,045.89**
Effective Average Annual Expense (avg. net pretax expense - avg tax savings)	**(315,137.67)**
Effective Average Cost Per Occupied* SF (includes NNN Expenses)	**(15.76)**
AVERAGE ANNUAL PRINCIPAL REDUCTION	**91,851.87**
ANNUAL NET EFFECTIVE COST PER Sq. Ft.	**(11.16)**
(Average Cost Per Occupied SF minus Average Annual Principal Reduction)	
Annual Net Cash Outlay Per Sq. Ft. (on ~20,000 SF occupied)	**(13.55)**
(Based on total debt service and operating costs minus rental income and tax savings)	
Current Asking Lease Rate Per SF (Base Rent + Operating Costs)	**15.15**

SBA
U.S. Small Business Administration

FOR MORE INFO:

BROKERAGE CORE COMMERCIAL COMPANY

MIKE HELWEGE, SIOR
719.661.6811
MIKE@CORECOMMBC.COM

PARKER CURRY
719.337.1367
PARKER@CORECOMMBC.COM